



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE:

PJ-1

May 30, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC WORKS HEADQUARTERS PARKING LOT RENOVATION PROJECT
APPROVE TOTAL PROJECT BUDGET
AWARD AGREEMENT
SPECS. 6579; C.P. 88906
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the total project budget of \$6,551,551 for the Public Works Headquarters Parking Lot Renovation Project.
2. Award and authorize the Director of Public Works to execute an agreement with David Evans and Associates, Inc., to provide architectural/engineering design and consultant services for the Public Works Headquarters Parking Lot Renovation Project for a not to exceed fee of \$447,240 funded by the Flood Control District and establish the effective contract date following receipt of insurance certificates filed by the consultant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board approve the total project budget and award an agreement for architectural/engineering design and consultant services for the Public Works Headquarters Parking Lot Renovation Project.

In January 2000, the Regional Water Quality Control Board approved the Standard Urban Stormwater Mitigation Plan in an effort to reduce pollution from stormwater and urban runoff to receiving waters in Los Angeles County. As the principal permittee for the County, Public Works has taken a lead role in developing and implementing a variety of programs to comply with the Standard Urban Stormwater Mitigation Plan requirements. As part of our goal to protect the environment and promote water and energy conservation, we are planning to renovate our Headquarters parking lot to include a variety of Best Management Practices to reduce pollution from stormwater and urban runoff. The goal of the project will be to create an aesthetically pleasing, environmentally friendly, and functional parking lot that will incorporate and demonstrate simple and economical methods to meet the Standard Urban Stormwater Mitigation Plan requirements. The renovated parking lot will provide improved parking, access, and circulation for the facility and serve as a valuable education tool in demonstrating the County's commitment to reducing pollution and protecting the environment.

The proposed project will include reconstructing, expanding, and reconfiguring the existing parking lot area; modifying and expanding the on-site storm drainage system to include an underground water filtration and storage system, which will collect, treat, and retain stormwater runoff for landscape irrigation reuse; and landscaping and irrigation improvements, including planting trees to shade the parking lot and constructing vegetative swales to capture, filtrate, and percolate surface runoff to the underlying soils on site. In addition, the project will include constructing an outdoor seating area for staff and public use.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Service Excellence as the proposed parking lot improvements will help the County educate the public by demonstrating simple and economical methods to comply with the Standard Urban Stormwater Mitigation Plan requirements. This action also supports the Goal of Fiscal Responsibility as the project is an investment in public infrastructure.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$6,551,551. The Project Schedule and Budget Summary are included in Enclosure A.

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The project is being funded by the Flood Control District. Sufficient appropriation is currently available in the Fiscal Year 2001-02 Capital Projects Budget (C.P. 88906) to cover the award of the agreement. A funding plan for construction will be finalized prior to returning to your Board to adopt plans and specifications and advertise for construction bids.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard agreement, previously approved as to form by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this agreement, David Evans is willing to consider Greater Avenues for Independence Program participants for future employment.

David Evans is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program).

ENVIRONMENTAL DOCUMENTATION

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to adopt plans and specifications and advertise for construction bids.

CONTRACTING PROCESS

On January 23, 2001, Public Works issued a Request for Proposals to 19 firms to provide architectural/engineering programming, design, and consultant services for the project. As requested by your Board on February 3, 1998, this contract opportunity was listed on the Office of Small Business website. A total of five firms submitted proposals for consideration. The proposals were evaluated based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender.

Montgomery Watson was originally selected to provide the services for the project. However, Montgomery Watson was unwilling to accept the terms and conditions of our standard

agreements for design and consultant services during fee negotiations for the programming services. In the best interest of the County and to avoid any further delays in the project, Public Works terminated the fee negotiations with Montgomery Watson and contacted the next rated firm, David Evans.

On May 14, 2001, Public Works, under delegated authority, awarded a consultant services agreement in the amount of \$37,540 to David Evans for programming services. As part of the program phase, David Evans performed a hydrology study, developed a scope of work, and prepared a conceptual design and cost estimate for the project.

David Evans has agreed to provide the recommended services for a not to exceed fee of \$447,240. This fee includes architectural/engineering design, construction administration, consultant, and additional and reimbursable services. Consultant services will include geotechnical and scaled modeling services. The construction administration portion of the fee proposed by David Evans is applicable to services during construction and will be billed only during construction. The fee for additional and reimbursable services will only be used if additional work is requested and approved by Public Works.

The negotiated fee is based on the County's architectural/engineering fee schedule approved by your Board on August 21, 1990. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

David Evans' current fee schedule, Community Business Enterprise participation data, and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES

The recommended action will have no impact on current County services or projects. Construction of the parking lot improvements will be phased, and arrangements for offsite parking will be provided to maintain adequate parking for the facility during construction. In addition, the parking lot project will be coordinated with the building seismic retrofit project to minimize the impact to the facility.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

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Enc.

cc: Chief Administrative Office (Capital Projects)
County Counsel
Department of Public Social Services (GAIN Program)

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ENCLOSURE A

**PUBLIC WORKS HEADQUARTERS
PARKING LOT RENOVATION PROJECT
APPROVE TOTAL PROJECT BUDGET
AWARD AGREEMENT
SPECS. 6579; C.P. 88906**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Award Design Contract	06/11/02
Execute Contract	06/27/02
Enhanced Schematic Design	11/18/02
Construction Documents	03/24/03
Jurisdictional Approvals	06/18/03
Construction Award	09/09/03
Construction Start	09/30/03
Substantial Completion	05/04/05
Final Acceptance	08/02/05

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Plans and Specifications	
Basic Design Services	\$ 326,720
Construction Administration	\$ 68,840
Additional Consultant Services	\$ 31,680
A/E Additional/Reimbursable Services	\$ <u>20,000</u>
Total A/E Contract	\$ 447,240
Plan Check and Jurisdictional Reviews	\$ 57,500
Off-Site Parking Fees	\$ 150,000
Construction	
Construction Contract	\$ 4,679,832
Change Order Contingency (10 Percent)	\$ <u>467,983</u>
Total Construction	\$ 5,147,815
Equipment	N/A
Other Consultant Services	\$ 55,000
Miscellaneous Expenditures	\$ 25,000
County Services	\$ 668,996
TOTAL	\$ 6,551,551